



The City of Seattle
Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

STAFF REPORT

LPB 383/21

Property Name: Original Van Asselt School

Address: 7201 Beacon Avenue S

Features and Characteristics for which a Certificate of Approval is required:

A portion of the site, and the exterior and interior of the 1909 building (excluding the 1940 and 2002 rear additions), as outlined in the Controls and Incentives Agreement; LPB 345/21.

Summary of proposed changes: Proposed exterior and interior rehabilitation of the 3-story 1909 school building, construction of a major 2-story classroom addition (with 26 classrooms, gymnasium, learning commons, administrative and support spaces) on the west and south sides of the 1909 building, selective tree removal, and site improvements.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the exterior and interior rehabilitation, new building addition, and site/landscape alterations at the Original Van Asselt School, 7201 Beacon Avenue S, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in the Controls and Incentives Agreement* (LPB 345/21).

- a. While the proposal includes a major addition on the west and south sides of the 1909 building, the height, scale, materials, and character of the addition are meant to be subservient to the historic building, and visually highlight its importance.
 2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
 - a. The applicant team presented informal design briefings to the Architectural Review Committee (ARC) and Landmarks Board (Board) throughout the development of the project's design, and received positive feedback from the majority of Board members present, including the following meetings:
 - 1) ARC – August 28, 2020
 - 2) Board – October 7, 2020
 - 3) ARC – November 11, 2020
 - 4) ARC – March 12, 2021
 - b. The applicant presented five massing options, including additions in different locations and some that were taller than the proposed addition. Two options did not touch the historic school and proposed no rehabilitation of the Landmark. One of the options proposed moving the school building out to the street. The majority of informal Board member feedback supported the shorter 2-story addition that engaged the building and supported rehabilitation and reuse of the landmark. The majority of Board feedback supported leaving the historic 1909 building in its original location, so that its relationship to the street and approach by students remained unchanged. The preferred option that emerged from the early briefings was refined through additional meeting briefings to become the proposed design in this application.
 3. With regard to SMC 25.12.750 E, *for Seattle School District property that is in use as a public school facility, educational specifications.*
 - a. The proposed classroom and gym addition are needed to accommodate the increased student population proposed for the property, and meet the criteria outlined in the Seattle Public Schools educational specifications. This campus will house students from numerous public schools that are being rehabilitated or replaced as part of the BEX V (5) Levy.
 4. The factors of SMC 25.12 .750 C and D are not applicable.
 5. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (*or cite other applicable standards*):

Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and

architectural features to protect the historic integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.